

## **Project Narrative**

### **Camp Vernon Kilpatrick Replacement Project**

Project Address: 427 South Encinal Canyon Road, Malibu, CA

Assessor Parcel No.: 4471-003-900

Owner: Los Angeles County

Agent/Applicant: Vince Yu, Department of Public Works

Contractor: Ben Caras, Bernards Construction

Architect: Pete Obarowski, DLR Group

#### Project Description

Building construction SF: approx. 64,773 SF

New Impervious surfaces (inclusive of buildings): 187, 308 sf - (exclusive of buildings): 122,535

Parcel Gross and Net Acreage: total parcel is 67 acres. Site subset is 11.7 acres (area of work)

#### **Camp Vernon Kilpatrick Replacement Project Description:**

##### **Design Concept**

With the Camp Vernon Kilpatrick Replacement project, Los Angeles County is taking a giant step forward as a leader in juvenile correction & treatment which will serve as a model for future LA County facilities, the State of California and the nation. By taking this giant step forward, we have developed a vision for a new paradigm in juvenile justice that focuses on care & treatment in a safe and secure environment that moves away from a model based on custody & control. The new model will focus on the individual and small group treatment in a holistic manner that addresses the mental, physical, emotional and educational needs of the resident youth and, moreover, continued after-care upon returning to the community. Getting all stakeholders -- Probation, Education, Mental Health and the Department of Public Works -- actively involved in the process, helped focus our explorations on evidenced-based best practices for the development of small, safe, youth and community centered facilities that reflect the vision of the new LA model.

Modeled after similar efforts in Missouri and the District of Columbia, the new Camp Kilpatrick is based on small, safe, community oriented and youth-focused programming & operations. To accomplish these goals we implemented the following concepts within our planning and design.

First, we utilized the buildings as a means to secure the campus; minimizing visual interference of the traditional fencing (spatial variety also enhances visibility). Electronic control systems facilitate communications, provide for life safety, deter potential escapees and ensure a safe environment for staff and youth alike. To further reduce the institutionalized perception, elements of a familiar residential scale were proposed. Some of these elements include gabled roofs at the housing units, a variety of different textured materials, finishes and warm earth tones. By differentiating campus elements, we reduced the "sameness" associated with institutional architecture.

The building components provide variety both indoors and out, encouraging small staff and resident group interaction. The main program building is organized around a well-lit commons area as opposed to corridors and enclosed rooms (more like a modern school than a secure institution). Throughout the

facility both visual and physical elements connect the space to the central campus. The commons, gym, amphitheater and recreational fields accommodate interscholastic competitions, community activities and outside exhibitions. The gym stage and amphitheater will be used for events and presentations for students, family and visitors.

As we explored ideas and building typology, our team looked beyond juvenile and adult correctional models and toward other building types for clues as to the organizational parity. We realized that a major focus of this facility would be programming – and mandated education and alternative education programs would be a significant component of the design. Using other schools as a model and exploring their typology, we determined that a student commons could be the key focal point for social interaction, meals and public events. We saw this as an opportunity to increase the visual and physical connection between the indoors and the outdoors. Also, from investigating educational building typology we developed the concept of an “educational courtyard” which created an additional internal focus for the school program and curriculum.

From this initial idea, the organizational and architectural parity for the support building evolved. At its heart is the student commons, which acts as the central focus for many social activities.

### **Exterior Building Design**

There are two primary building types on the replacement project; a cottage building (replicated 5 times) and the support building, which contains all the components that assist the juveniles; from administration to dining, exercise to education, maintenance and security.

The overall design of the buildings will be more residential in construction. The cottages will have a cement tile sloped roof with screened, roof top HVAC equipment. The exterior finish will be two-colored stucco, which will blend with the site aesthetic and meet the requirements of the Santa Monica Coastal Zone LIP. There will be an accent tile medallion at each building used to differentiate the cottages and the distinct living area therein.

The support buildings will be similar, but have more of an educational construction typology and theme about them. Exterior finishes will be stucco in most locations with both glazed and cement block accents. Glazing activity includes storefront as well as glass block. Stucco finishes will share similar color families to the cottages, but with a secondary contrasting color to differentiate them from the educational nature of the support building. The roofing material of the support building will range from cement tile at the staff support area (the 2-story component at the south end) to EPDM flat roofing for the long span structures between staff support and the education wing (near the north end of the building). A variety of patterns, featuring both vertical and horizontal expressions, is being developed and will further define the support building elevations.

### **Planting Design**

The proposed plant materials are drought tolerant, low-maintenance trees, shrubs and ground covers that are native to the Santa Monica Mountains. They blend seamlessly with the existing planting and proposed building design. We recognize the importance of introducing shade trees in the school courtyard, parking areas and providing a mixture of deciduous and evergreen trees along walkways, patios and other people-gathering spaces. This will stimulate visual interest and comfort amongst occupants as well as offering a heat reduction effect. The forms and layouts of these plantings will aid staff & security surveillance measures.

The landscape design will also consider the importance of utilizing plants in the bioswales that can tolerate wet soil conditions and incorporate sustainability practices per the County of Los Angeles Low Impact Development standards.

The large turf area at the center of the site is a multi-purpose area for field sports and large group activities. The turf will be sodded and selected to tolerate low water, foot traffic and low-maintenance requirements.

### **Irrigation Design**

The proposed irrigation system consists of a fully automatic, low maintenance, water efficient system and is compliant to the California AB 1881 requirements and the County's Water Efficiency Ordinance.

### **Location, Vicinity, & Surrounding Development**

The project site, Camp Kilpatrick, is located on a 67-acre parcel at 427 South Encinal Canyon Road, in the Santa Monica Mountains area of unincorporated Los Angeles County (APN 4471-003-900)

Camp Kilpatrick had been in use since 1962 as a Los Angeles County Juvenile Probation Camp. A similar facility, Camp Miller (APN 4471-004-902), is located immediately adjacent to and just south of the subject site. Three adjacent parcels (APN's 4471-004-903, -904, -905) are physically connected by shared infrastructure to the Camp Kilpatrick parcel (APN 4471-003-900) and all five-parcels are owned and operated by Los Angeles County Probation Department. Collectively, these five-parcels comprise nearly 142-acres of an alluvial valley near the base of natural hillside terrain and the confluence of several natural drainages within the upper reaches of the Zuma Canyon watershed. Within this valley, Camps Kilpatrick and Miller and the associated shared infrastructure (roads, drainage channels, and on-site wastewater treatment) are the sole developments.

The buildings and structures on the Camp Kilpatrick site have subsequently been removed to make way for the replacement project. Demolition work was completed in February of 2015. The property has been prepared for the replacement project work activities, infrastructure and buildings.

The surrounding area is largely undeveloped (i.e., undisturbed hillsides) with variable slopes. Parcels of National Park Service, State Parks, County, and private lands are interspersed throughout the surrounding area. The Zuma/Trancas Canyons area, under the jurisdiction of the National Park Service, is located approximately 0.25-mile south of the Project site boundary at the closest point. Developed land uses within approximately 0.5-mile of the developed portion of Camp Kilpatrick include an equestrian facility (0.25 mile to the north); scattered large-lot single-family residences (0.2-mile to the northeast); viticulture beginning approximately 0.3-mile to the northeast; and the Malibu Country Club, a public 18-hole golf course, which is 0.4-mile to the west at the closest point.

### **Existing Site Items:**

- The height of existing structures (now demolished) measured between 12 and 22 feet.
- Fence heights are 14' (existing. Fence fabric to be replaced). Repairs to be made to small portions of damaged framing.
- There is an existing 75' high mast light in the center of the playfield area. The replacement project design leaves this fixture in its existing location.
- Walls. There are no retaining walls remaining on the site.

- Trees. Oak trees are indicated in the oak tree report and on the drawings. All existing oak trees will remain in place.
- Other significant site features are as listed in site characteristics, below.

### **Building and Site Information**

- Location and Area of Buildings: See plans.
- Conceptual Landscape Plans: See plans.
- Protected Zone of On-site Trees: See plans.
- Setbacks: The project property lines as more than 325' from the closest existing fence line (refer to the ALTA Survey information). Otherwise, all buildings are still back from the site property area by more than 50' on three sides, but close to the front property line as there is a connection fence between Camp Kilpatrick and Camp Miller.
- Conceptual Grading Plan: See plans.
- Existing Easements: There are no existing easements on the project site, other than a public easement for the use of the site through SB-81 financing.
- Parking Spaces: There are 132 parking spaces provided in the Camp Vernon Kilpatrick Replacement Project. Parking spaces are 9'x18' wide at 90 and 45 degree angles. There is a 26' wide fire lane (pathway) looping across the front of the support building and the parking lot area outside the complex. Drive aisles at the 45 degree, one way parking are 15' wide, and 2-way drive aisles range from 24' to 26' wide (see plans for more information).
- Vehicular circulation and travel flow (see plans)
- Loading Docks: There are two loading docks, both located at the support building. The main loading dock is internal to the building and primarily receives deliveries of food. This loading dock is located about a third of the way along the support building from the south end. The loading dock can accommodate a vehicle up to 30' in length, with back-in and pull-out clearances. Deliveries requiring a vehicle greater than 30' in length will occur in the driveway perpendicular to the loading dock. Pallets will be removed from the vehicle and placed in the loading dock. Then the larger vehicle can use the fire lane to loop through the parking lot and back out the main entrance. The other loading dock is at the far north end of the support building. This loading dock will serve to off-load vehicles from the drive aisle and bring materials stored on pallets into the warehouse via forklift.
- Pedestrian Circulation: See plans.
- Property Lines: See site plans and vicinity map.
- Dimensions for Driveways: See plans.
- Waste and Recycle Screening: the waste and recycling containers are located in the loading dock and concealed by the roll down door/gate.
- Sign Location: There is an existing sign for the complex at South Encinal Canyon Road. There is a sign on the building at the front of the new replacement project which uses 12" high metal letters featuring the name of the facility.
- Boundaries of Constrained Areas or Hazardous Slopes: Please refer to the attached Initial Study / Mitigated Negative Declaration report
- Habitat Areas: There is an H1 habitat area, but it is more than 200' from the support building (see plans) and more than 100' away from a County-maintained fire road connection

### **Property Use**

Current property use and proposed property use will change. The site is zoned for public facilities. Camp Kilpatrick is a “replacement project” which had demolished the previous structures to make way for the new design.

The Camp Kilpatrick replacement project is a juvenile facility that is operated on a 24/7, 365 day per year program. As many as 120 juveniles may be housed on site. Staffing will be comprised of two, 12-hour shifts. The day shift is expected to include 20 security staff personnel, 20 administrative staff, 20 teaching staff, and 5 maintenance staff members (for a total of 65). That number will decrease during the night shift to 20 security personnel and one member of the maintenance crew.

The facility will schedule visitation days for guests. This may bring an influx of 20 to 40 people at a maximum on specified days only. The average number of visitors on a regular basis is expected to range between five and ten.

On-campus activities will include those that are educational and athletic in nature in addition to dining and sleeping. All functions are intended for the juvenile occupants and staff of the facility on a daily basis.

Products will be delivered on a regular basis to the kitchen which serves only the Kilpatrick facility. A single large truck on a weekly basis will provide the bulk of the deliveries, while smaller vans/trucks may provide consumables for daily use.

### **How project is consistent with General Plan and applicable Community Plan**

The new building cluster is very similar to that of the previous buildings on site and will be constructed atop the footprint of the now demolished facility. The building heights are consistent with the maximum height requirements and both planting and building materials have been selected to match the general and community plans for the region.

The new buildings are similar in height to the previous buildings; however, the configurations/shapes of the new buildings have sloped roofs for several portions of the complex (whereas the previous facility included flat roofs throughout). There is a single 2-story portion of the project at the entry, serving as both administration and sleeping quarters for the staff. By stacking the functions, we were able to feature a smaller building footprint, thus limiting our impact to the surrounding environmentally sensitive habitats. This taller portion of the project will not be visible from a public road or street and only serves as a cornerstone for the replacement project and entry to the facility. The projected height of the roof of this portion of the project is 31’.

Where the perimeter fence can be salvaged, we plan to replace the fabric on the existing fence itself. Only fencing that has been significantly damaged over time will be replaced in its entirety. We expect to encroach upon upwards of ten (10) trees during the construction of the fence. No oak trees will be removed or relocated as a result of construction activities and we will mitigate in accordance with local requirements for those upon which we encroach.

Retaining walls on the project are will within property limits. It is expected that no new on-site retaining walls will exceed 10' in height.

The current site and grading plan has a net import of approximately 4,500 Cubic Yards. We chose to import dirt and raise select areas of the site in an effort to maintain the grade as close to existing as possible, with the exception of some necessary corrections to meet ADA code requirements and slope irregularities.

The fire lane that circles the interior perimeter of the site is 20' in width and extends to 26' where fire hydrants are located. The fire lane along the exterior of the support building is 26' wide for the full travel of said building.

The proposed plantings were cross referenced between the requirements listed in the Santa Monica Mountains LIP and the approved list of plantings provided by the LA County Fire Department: Fuel Modification division. The resultant planting schedule was then approved by a Department of Regional Planning staff biologist.

Building finishes comply with section 22.44.1320 of the Santa Monica Mountains LIP.

Parking on the project is per our scoping document (87 parking stalls with an alternate for 5 more stalls to a total of 92 parking spaces). The current site plan shows 110 spaces on pavement and 22 spaces on gravel. The total amount of available parking is 132 parking spaces. A parking matrix is not required for submission as this is a single tenant/single use complex.

### **Physical Site Characteristics**

The subject site is located in an alluvial valley near the base of natural hillside terrain and the confluence of several natural drainages. Existing storm water drainage improvements serving the subject site include a concrete-lined trapezoidal channel that runs north to south; located at the east property limits, this channel collects runoff from the drainages to the northeast and from within Camp Kilpatrick via a series of catch basins/drainage inlets, concrete V-ditches, and underground storm drain pipelines. This primary drainage channel continues to the south, and passes underground where it traverses the parking lot serving Camp Miller and Encinal Canyon Road, and eventually outlets immediately south of Encinal Canyon Road. A drainage structure that collects runoff from the canyon areas and associated drainages to the northwest is located immediately outside the demolition area to the northwest. The Biological Constraints Survey referenced in the Substantial Documents identifies 1,873-sf (0.043-ac) of the dry-bottom channelized drainage as possessing sufficient criteria to meet Coastal Commission requirements for wetland designation. This assessment is based upon the presence of wetland hydrology and the presence of an identifiable streambed and bank, and the presence of hydrophilic vegetation within and along portions of the concrete drainage channels north of Encinal Canyon Road (species identified was Mulefat, *Baccharis Salicifolia*, at 60% cover). Camp Kilpatrick's demolition area is restricted to dry-land areas within the existing facility. No impacts from the demolition project are expected on the adjacent portions of the channelized Zuma Canyon Creek drainage, which are entirely outside of the site limits.

Camp Kilpatrick and Camp Miller utilize the same water supply and wastewater treatment systems. A 500,000-gallon potable water tank is located near the top of an approximate 100 foot-high slope to the west of Camp Kilpatrick, which provides water and ensures adequate fire flows and volumes at the camps. The water tank is owned and maintained by the County. In addition to the water tank, Camp

Kilpatrick and Camp Miller are provided potable water via the Las Virgenes Municipal Water District water main connecting to the camps near the northeast corner of Camp Kilpatrick. Wastewater generated by both camps is conveyed via underground pipelines to a self-contained wastewater package plant located immediately south of Encinal Canyon Road, about 700-feet south of Camp Kilpatrick.

### **Trails on Property or in Vicinity**

Consistent with the Camp Kilpatrick's location within the Santa Monica National Recreation Area, there are existing trails nearby. No bicycle or hiking trails are present within or connecting directly to, either Camp Kilpatrick or Camp Miller. However, approximately 250-ft southwest of Camp Miller is the Zuma Ridge trailhead, which is 0.4-mi from the Backbone Trailhead (BB18) and managed by the Santa Monica National Recreation Area. The Camp Kilpatrick replacement project will not impact this trail.

### **Visibility from Public Viewing Location**

No officially designated or eligible State or County scenic highways are in the vicinity of the subject site. The subject site is not visible from the nearest scenic highway, SR-23, due to distance and intervening topography. The probation camps are briefly visible from a few sections of the nearby Backbone Trail as well as one spot atop Mulholland Dr. (where it intersects with the Zuma Ridge fire road) on a steep downhill with no designated pull-out area. This information is also stated in section 4.1.1 of the IS / MND. As such, we anticipate requesting a waiver of the story pole requirement outlined in section 22.44.1440 of the Santa Monica Mountains LIP.

### **Environmentally Sensitive Habitat**

In addition to the asphalt & concrete paving and the buildings themselves, the previously developed portions of the prior facility were landscaped with mostly non-native turf lawns, ornamental shrubbery, and several non-native trees (e.g., pines, Modesto ash). The new Camp Kilpatrick facility will be constructed atop the footprint of the previous facility and will avoid the removal or relocation of the existing oak trees nor will it encroach on any environmentally sensitive habitat areas. The closest new structure is located approximately 278' feet from the H1 classified riparian vegetation and no construction activities will occur within the 100' buffer zone.

Both the Santa Monica Mountains LIP and the Los Angeles County Fire Department require a 200-ft fuel modification (on-site) and/or brush clearance (off-site) zone from combustible structures. In this case, the fuel modification/brush clearance requirement has been established and maintained for annually. Additionally, the construction project will not modify the existing fuel modification boundary. Therefore fuel modification/brush clearance required for the proposed project will not result in impacts to environmentally sensitive habitat areas that are located on the site outside of the construction area.